

PUBLIC HEARING—April 14, 1965

Appeal #8152 Wm. H. Savage, et al. appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on April 20, 1965:

**ORDERED:**

That the appeal to provide accessory open parking spaces elsewhere than on the lot upon which the main building is located, and to park anywhere on the lot upon which the building is located at Barnaby Street, Bellevue Circle and Southern Avenue, S.E., lots 871, 809, 810 and 811, squares 6159 and 6160, be conditionally granted for the following reasons:

(1) From the records and the evidence adduced at the hearing, the Board finds that it is not practicable to locate the parking spaces in accordance with paragraph 7205.1 of the Zoning Regulations because of the topography, shape, size, or dimensions of the lot.

(2) The proposed project consists of eight buildings on an assemblage of lots surrounding Bellevue Street and Bellevue Circle, on property bounded on the north by Barnaby Street and on the southeast by Southern Avenue, S.E.

(3) The Board finds that the grades at the more northern side of the site fall from approximately 160 feet at the north to approximately 100 feet at the south, and that the same difficult grade conditions exist at the center of the site and at the westerly side of the site. Therefore, because of the shape and grades of the property, the open parking spaces have been located between the buildings fronting on Barnaby Street and the street line and between the buildings fronting on Bellevue Circle and the street line.

(4) There was no objection to the granting of this appeal registered at the public hearing.

(5) In view of the above the Board finds that the request comes well within the purview of paragraph 7205.31 of the Zoning Regulations because of the unusual topography, grades, shape, size or dimensions of the property. The Board also finds that the parking spaces are so located as to furnish reasonable and convenient parking facilities for the occupants or guests of the structures for which they are designed to serve.

This Order shall be subject to the following condition:

- (a) The open parking spaces shall be in accordance with Exhibit #1 on file with the Board.